



VAN DEURZEN AND ASSOCIATES, P.A.
CONSULTING STRUCTURAL ENGINEERS
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COMMERCE TERRACE BUILDING D
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October 3, 2022

Mr. Cory Tworkowsky
JFE Construction Inc.
1314 SW Market St
Lee's Summit, MO 64081

Re: 2105 NW Obrien Rd.– Framing Evaluation Report
Lee's Summit, MO
Bldg. Permit No.: PRRES20222877

Dear Mr. Tworkowsky,

This letter is in regard to our evaluation of the framing discrepancies noted by the City of Lee's Summit for the above mentioned property. The following are the discrepancies which required engineering evaluation and were evaluated by our office:

- **Address rafters landing on blocks throughout garage.** Based on our evaluation of the installed rafter to ceiling joist connections, the rafters are bearing on two 2x4 blocks which have been connected to the wall top plate with a single LedgerLOK screw and fastened to the side of each ceiling joist with a minimum of three pneumatic nails. The installed rafters are adequately connected to the structure to resist the imposed uplift and lateral forces. No corrective action is required.
- **Address CSPF not extending to corner in living roof area.** As noted on the permit drawings, the portal frame is only required at one of the window opening. There is sufficient braced wall panel length on the opposite side of the windows to not require a portal frame at this location. No corrective action is required.
- **Address rafters landing on blocks throughout upstairs.** Based on our evaluation of the installed rafter to ceiling joist connections, the rafters are bearing on two 2x4 blocks which have been connected to the wall top plate with a single LedgerLOK screw and fastened to the side of each ceiling joist with a minimum of three pneumatic nails. The installed rafters are adequately connected to the structure to resist the imposed uplift and lateral forces. No corrective action is required.

We trust this report will meet your needs. If you need any additional information, please contact this office.

Mr. Cory Tworkowsky
2105 NW Obrien Rd

2

June 7, 2032

Sincerely,

VAN DEURZEN AND ASSOCIATES, P.A.


Chad M. Streeter, P.E.



6/7/2023